



MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: May 9, 2006

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Amended
Agenda Item No. 11(A)(7)

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☐ No committee review

MEMORANDUM

Amended
Agenda Item No. 11(A)(7)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: May 9, 2006

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Resolution creating the
Taskforce known as the
Miami-Dade Community
Affordable Housing
Strategies Alliance

R#558-06

The accompanying resolution was prepared and placed on the agenda at the request of Commissioner Barbara J. Jordan, Commissioner Audrey M. Edmonson, Commissioner Sally A. Heyman, Chairman Joe A. Martinez, Commissioner Dorrin D. Rolle, Commissioner Katy Sorenson and Commissioner Rebeca Sosa.


Murray A. Greenberg
County Attorney

MAG/bw

Approved _____ Mayor
Veto _____
Override _____

CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
DADE COUNTY, FLORIDA
A dded Attachment of
Agenda Item No. 11(A)(7)
5-9-06

RESOLUTION NO. R= 558-06

**RESOLUTION CREATING THE TASKFORCE KNOWN AS
THE MIAMI-DADE COMMUNITY AFFORDABLE HOUSING
STRATEGIES ALLIANCE**

WHEREAS, there is a severe housing shortage which exists within Miami-Dade County with respect to the supply of housing relative to the need for housing residents with low and moderate incomes; and

WHEREAS, the Housing Element of the Miami-Dade Comprehensive Plan sets as one of its goals that the County ensure the provision of affordable housing products that will meet the spatial and economic necessities of all current and future Miami-Dade County residents, regardless of household type and income; and

WHEREAS, Miami-Dade County continues to face challenges from a tight rental market, rising costs in housing units of all types and the lack of sufficient resources from the State and Federal governments to face this crisis; and

WHEREAS, according to the 2003 U.S. Census Data for Miami-Dade County the homeowner vacancy rates were 2.2% and rental vacancy rates were 8.5%; and

WHEREAS, due to the boom in the construction of high priced housing, condominium conversions and very few rental housing being built, recent data demonstrates that the current rental vacancy rates have dropped dramatically to approximately 1.2% in Miami-Dade County; and

WHEREAS, statistical estimates demonstrate that as a result of these before mentioned factors there is insufficient affordable housing for very low, low and moderate income households in the County; and

WHEREAS, each of these factors results in many Miami-Dade County residents having difficulty in locating and leasing up and purchasing affordable housing units, which are decent and safe; and

WHEREAS, the County relies heavily on its partnerships with the public and private sectors to acquire, construct and/or rehabilitate affordable housing developments through programs such as SHIP, Surtax, HOME, and other affordable housing programs; and

WHEREAS, without the public and private sectors' assistance and involvement in housing these programs, many residents of Miami-Dade County will not be housed; and

WHEREAS, there is a need in Miami-Dade County to provide a full range of housing choices, conveniently located in a suitable living environment, for all incomes, ages and family sizes,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The Board considers the housing crisis in Miami-Dade County an urgent and serious threat to the residents of this County; that both legislative/regulatory and educational approaches are required to eradicate this housing crisis; and that government and the private sector should work cooperatively to institute measures to thwart this housing crisis, including the enactment of appropriate legislation at the local, state and federal levels.

Section 2. **Creation of Task Force.** There is hereby created and established in Miami-Dade County a Task Force to be known as the Miami-Dade Community Affordable Housing Strategies Alliance ("Task Force").

Section 3. **Initial Membership.** The Task Force shall initially be composed of the following: representatives from the organizations, agencies, and governmental officials.

- a. Miami-Dade County Office of the Mayor
- b. Greater Miami Chamber of Commerce
- c. Miami-Dade Chamber of Commerce
- d. Miami-Dade County League of Cities, Inc.
- e. United States Department of Housing and Urban Development
- f. Housing Opportunities Project for Excellence, Inc. (HOPE, Inc.)
- g. Local ACORN - State Chapter ACORN
- h. Legal Services of Greater Miami, Inc.
- i. Beacon Council
- j. Florida International University
- k. Miami Workers Center
- l. Human Services Coalition
- m. State of Florida Housing Finance Corporation
- n. Area Alliance on Aging
- o. Mortgage Bankers Association
- p. Fannie Mae
- q. Freddie Mac
- r. Tools for Change
- s. Miami-Dade Affordable Housing Advisory Board
- t. One Private Not-for Profit Affordable Developer
- u. One For-Profit Affordable Developer
- v. Miami-Dade Affordable Housing Foundation
- w. Miami-Dade Equal Opportunity Board

- x. Dade Legislative Representatives
- y. U.S. Legislative Representatives
- z. Miami-Dade Empowerment Trust
- aa. Miami Business Forum
- bb. Community Partnership for the Homeless
- cc. Partnership for Recovery
- dd. Miami-Dade Homeless Trust
- ee. People Acting for Community Together
- ff. Alliance for Human Services
- gg. The Trust for Public Land
- hh. Latin Builders Association
- ii. Builders Association of South Florida
- jj. South Florida Hispanic Chamber of Commerce
- kk. Hialeah Chamber of Commerce

Section 4. **Organization.** Luis P. Rabell, Chairman of Miami-Dade Affordable Housing Advisory Board, shall serve as Chair and the County Manager or designee shall serve as Vice Chairperson of the Task Force. In order to transact any business or to exercise any power vested in the Taskforce, a quorum consisting of no less than one-third (1/3) plus one of the voting members shall be present. The Task Force shall adopt a schedule of regular meetings. Special meetings of the Task Force may be called by the Chairperson or upon the written request of five (5) members. All meetings of the Task Force shall be public and written minutes shall be maintained.

Section 5. **Duties and Functions.** The Task Force shall be charged with the following duties, functions and responsibilities:

- a. To identify the data gathering processes and procedures necessary to evaluate the housing crisis in Miami-Dade County as it relates to households whose income is up to 100 of the area median income in Miami-Dade County; and to develop innovative solutions to address this housing crisis.
- b. To establish methods for obtaining input on community needs and priorities, which may include public meetings, conducting focus groups, and convening ad hoc panels.
- c. To develop solutions that should include, but not limited to, recommending additional legislation and enforcement of existing legislation.
- d. To develop methods to inform the public about available funding and financing opportunities, rental and homeownership opportunities through an expanded public information and consumer education program.
- e. To plan and implement the convocation of a Miami-Dade County Housing Summit to be held with the purpose of charting the course in program and policy development for the County as it establishes a comprehensive affordable housing strategy.
- f. To offer guidance in establishing a One-Stop clearinghouse for information relating to housing in Miami-Dade County.
- g. To make final findings and recommendations to the Miami-Dade Board of County Commissioners regarding the measures to address the present housing crisis in Miami-Dade County.
- h. To serve in an advisory capacity to the Miami-Dade Board of County Commissioners and the Mayor of Miami-Dade County and other public and governmental entities with respect to all issues affecting or relating to the duties charged herein.

Section 6. **Staff Support.** The Task Force shall have the assistance from staff designated by the Mayor, County Manager, County departments and other governmental entities and legal representation from the County Attorney's Office to enable the Task Force to carry out its duties, functions and responsibilities.

Section 7. **Report.** The Task Force shall provide the Miami-Dade Board of County Commissioners with a preliminary report of its findings on or before October 31, 2006 and a final report of its findings and recommendations to the Miami-Dade Board of County Commission on or before April 30, 2007.

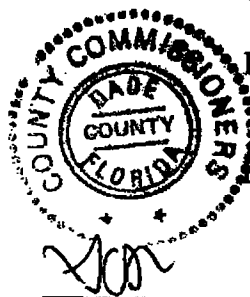
The foregoing resolution was sponsored by Commissioner Barbara J. Jordan, Commissioner Audrey M. Edmonson, Commissioner Sally A. Heyman, Chairman Joe A. Martinez, Commissioner Dorrin D. Rolle, Commissioner Katy Sorenson and Commissioner Rebeca Sosa and offered by Commissioner **Barbara J. Jordan**, who moved its adoption. The motion was seconded by Commissioner **Rebeca Sosa** and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman	aye		
Dennis C. Moss, Vice-Chairman	aye		
Bruno A. Barreiro	aye	Jose "Pepe" Diaz	aye
Audrey M. Edmonson	absent	Carlos A. Gimenez	aye
Sally A. Heyman	aye	Barbara J. Jordan	aye
Dorrin D. Rolle	aye	Natacha Seijas	aye
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 9th day of May, 2006. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK



By: **KAY SULLIVAN**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Terrence A. Smith

**Community Affordable Housing Strategies Alliance Taskforce
Task Force Chairman: Luis Rabell**

Committees and Member Listings

1) Data Collection and Analysis Committee

Mission: Identify and evaluate the effectiveness of existing data sources focusing on housing issues in Miami-Dade County. If necessary, further research will be conducted to reframe the context of the housing shortage in Miami-Dade County. Respond to data requests from CAHSA committees.

Meeting Dates: 1) July 19, 2006, 2) August 16, 2006, 3) September 13, 2006

[Committee Chair]

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2) Public Education and Information Committee

Mission: Evaluate the current state of public information available to various constituencies in the County. Organize the public outreach components of the work of CAHSA; if necessary recommend changes and develop action plan.

Meeting Dates: 1) July 10, 2006, 2) August 7, 2006, 3) August 22, 2006, 4) September 7, 2006

[Committee Chair]

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3) Public Housing, Section 8 Housing, Homeless and Special Housing Needs Committee

Mission: Evaluate current policies affecting the availability of public housing, Section 8 housing, homeless and special needs housing to those in need; if necessary recommend changes and develop action plan.

Meeting Dates: 1) July 13, 2006, 2) August 18, 2006, 3) September 8, 2006

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pg -2-**

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4) Rental, Homeownership and Rehabilitation Subcommittee
[Including Workforce Housing Issues]

Mission: Evaluate current policies affecting the availability of affordable and workforce rental and ownership opportunities for the residents as well as the availability of rehabilitation potential of existing units; if necessary recommend changes and develop action plan.

Meeting Dates: 1) July 17, 2006, 2) August 4, 2006, 3) August 14, 2006, 4) August 25, 2006, 5) September 1, 2006

[Committee Chair]

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4) Rental, Homeownership and Rehabilitation Subcommittee
[Including Workforce Housing Issues] pg -2-

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4) Rental, Homeownership and Rehabilitation Subcommittee
[Including Workforce Housing Issues] pg -3-

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**5) Land-Use Work Group (including Community Land Trust Initiative)
Fast Track Committee**

Mission: Evaluate the existing land use regulations in the development of publicly owned vacant County properties; if necessary recommend changes and develop action plan.

Meeting Dates: 1) July 20, 2006, 2) August 2, 2006, 3) August 16, 2006, 4) September 6, 2006

[Committee Chairman]

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6) Public and Private Employer Housing Incentive Programs

Mission: Evaluate the existing policies providing public and private sector employers incentives to initiate housing programs for employees; if necessary recommend changes and develop action plan.

Meeting Dates: 1) July 19, 2006, 2) August 9, 2006, 3) August 25, 2006, 4) September 18, 2006

[Committee Chair]

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6. Public and Private Employer Housing Incentive Programs pg -2-

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7) Tax/Relief/Incentives/Abatement/Insurance Issues

Mission: Work within the structure set up by the Office of the Property Appraiser to evaluate the nature of existing land use regulations and the possibility of initiating property assessment relief to owners of affordable and workforce housing units; also address the issue of insurance affordability.

Meeting Dates: 1) July 24, 2006, 2) August 21, 2006, 3) September 14, 2006

[Committee Chair]

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7. Tax/Relief/Incentives/Abatement/Insurance Issues pg -2-

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8) Housing Summit Committee

Mission: Design and organize the Miami-Dade County Housing Summit as a forum where CAHSA members present their work to the community and receive further community feedback to help guide future affordable housing initiatives. Establish a Blue Ribbon Panel of community leaders for the task.

Meeting Dates: 1) July 20, 2006, 2) August 3, 2006, 3) August 15, 2006, 4) August 24, 2006, 5) September 7, 2006

[Committee Co-Chair]

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9) Maintenance of Affordability (Affordable Housing Support Services)

Mission: To investigate and develop innovative programs and policies to: a) maintain the affordability of the housing unit (and, if appropriate the housing development maintenance structure) and; b) create a system of supportive services and policies to maintain the housing occupant "in place" in times of economic crisis.

Meeting Dates: 1) July 20, 2006, 2) August 10, 2006, 3) August 24, 2006, 4) September 7, 2006
5) September 24, 2006

[Committee Chair]

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County Manager Housing - Public Affairs Schedule

Updated: 9/14/2006 6:57 PM

Date/Time	Location	Event
08-15-2006 @ 10:00 – 10:30 Day: Tuesday	WMBM – 1490 AM 13200 NW 7 th Avenue Miami, FL	Radio Interview Hosted by Bishop Victor Curry
08-15-2006 @ 19:00-21:00 Hrs. Day: Tuesday	Caleb Community Center 5400 NW 22nd Ave Auditorium Miami, FL 33142 (305) 636-2460	Public Meeting Hosted by The South Florida Community Development Coalition and Miami-Dade Housing Agency
08-16-2006 @ 18:00-20:00 Hrs. Day: Wednesday	WAQI – 710 AM 800 Douglas Rd. Suite 111 Coral Gables, FL	*La Mesa Redonda Hosted by Armando Perez Roura First Hr. will be Q&A host/manager, Second Hr. - calls from the public to allow manager to respond.
08-17-2006 @ 08:00–08:30 Hrs. Day: Thursday	WSUA – 1260 AM Caracol Radio 2100 Coral Way 2 nd Floor Miami, FL	*Hoy por Hoy Hosted by Eucario Bermudez Mgr. expected at the studio and will be given up to 30 minutes.

Date/Time	Location	Event
08-17-2006 @ 17:00–18:00 Hrs. Day: Thursday	WQBA – 1140 AM 800 Douglas Rd. Suite 111 Coral Gables, FL	*El Show de Humberto Cortina Hosted by Humberto Cortina
08-17-2006 @ 19:00-21:00 Hrs. Day: Thursday	South Dade Government Center 10700 SW 211 th Street Mtg. Room – 2 nd Floor Miami, FL 33142	Public Meeting Hosted by The South Florida Community Development Coalition and Miami-Dade Housing Agency
08-18-2006 @ 09:30-10:00 Hrs. Day: Friday	WQBA – 1140 AM 800 Douglas Rd. Suite 111 Coral Gables, FL	*El Show de Bernadette & Alfonso Hosted by Bernadette Pardo & Alfonso Almora Manager expected at the studio
08-19-2006 @ 6:00 – 7:00 Hrs. Day: Saturday	WEDR 99 JAMZ – 99.1 FM 2741 N 29 th Avenue Hollywood, FL	Community Voices Hosted by Cheryl Mizell
08-20-2006 @ 15:00–17:00 Hrs. Day: Sunday	Lyric Theater 819 N.W. 2 nd Avenue Miami, FL 33136	Miami Herald Town Hall Meeting Hosted by Please be there at 14:30 Hrs. Note: A 30-minute edited version of this meeting will air Sunday, August 27, 2006 on WFOR. Time TBA.

Date/Time	Location	Event
08-21-2006 @ 7:30 – 8:20 Day: Monday	WTPS – 1080 AM SW 8 th Street Miami, FL	James T Morning Show Hosted by James T & Tamara G
8-21-2006 @ 13:00-14:00 Hrs. Day: Monday	WLRN 91.3 FM 172 NW 15 Street Miami, FL 33132	Topical Currents Hosted by Joseph Cooper
08-25-2006 @ 13:00 Hrs.	WWFE – 670 AM La Poderosa 330 SW 27 Avenue Suite 207 Miami, FL 33135	*Panorama Hosted by Raquel Regalado Please note host postponed leaving on a trip to accommodate County Manager.
8-25-06@13:00 Hrs.	4 Sunday Morning WFOR Studios	Cynthia and Elliot Rodriguez Taping with Elliot to discuss positive steps for MDHA

The South Florida Community Development Coalition

will be moderating
public meetings with the

Miami-Dade Housing Agency

Meetings will be held on:

Tuesday, August 15, 2006

7:00 to 9:00 p.m.

**Joseph Caleb Center
5400 NW 22nd Avenue
Meeting Room**

Thursday, August 17, 2006

7:00 to 9:00 p.m.

**South Dade Government Center
10710 SW 211th Street
Meeting Room – 2nd Floor**

**Minutes from
The South Florida Community Development Coalition
in conjunction with
The Miami-Dade Housing Agency
Community Meeting at the Caleb Center
08/15/06**

George Burgess provided overview of situation and actions taken to resolve problems. We will do whatever it takes to address these problems. He also suggested that the audience call 311 where they will receive answers to any additional questions they have not addressed in the forum. He also said 311 would be prepared to receive their ideas.

Cynthia Curry – briefly provided an overview of her professional background and then talked about being asked to return to address Housing and Economic Development. She talked about the assessment conducted in May of 2006 and a report on Infill Housing was provided to the Commission. It took quite awhile to put the report together because information was not readily available. At this time they discovered enough irregularities that they turned over findings to legal investigation units and public corruption.

There will not be an immediate fix. There is no question that due to culture and systems that have been in place that it will take time to resolve the issues. A process is required to address the problems. No information systems in the development and loan administration. Clearly leadership changes were needed in the department. Relative to Ward Tower it is a beautiful facility designed to be an assisted living facility but it isn't, it is an Elderly Public Housing property.

Hope VI – contract issues are being addressed. Regarding GOB clearly that program needs leadership. As we fix things in the Housing Agency we need to continue to build things. The Team is looking for ways to better navigate through the development process. There is only one acceptable culture in Miami Dade County; it is to deliver excellence every day. We acknowledge first hand there were a number of things happening in the Housing Agency and action has been taken to correct them. It is important to also follow personnel rules to not make a bigger mess of the situation. Inspector General is onsite at Housing. A Hotline has been setup – 305-644-5300.

Cynthia emphasized she will apply the resources necessary for resolving problems and whatever is needed will be applied. The Management Assistance Team and the staff need to respond promptly. Whatever it takes! George reemphasized that he will pull whatever resource is needed to resolve problems.

Questions from Audience and Answers from County:

1. Hope VI – Why has it taken so long for construction to begin on the rebuilding of the project? Three reasons – complexity of the project, previous litigation causing delays, poor organization, structure and resources applied. Since Elizabeth Ogden was assigned she has been making inroads into getting the project back on track.
2. To what agency do I go to request Housing grants and subsidies? - Call Director's office or Sharon Mitchell will be there to address the Housing Grant

matters until the Affordable Housing Information Center is online. Follow up: Why is Oscar Rivera not in jail? - GB – This will be addressed by the appropriate authority.

3. Why is the Management Team putting old guidelines back into place on the lender guidelines and loan administration? Lucien Hope and Shiela Martinez will be working with Pat Braynon to modify the programs.
4. When will the waiting list reopen and when it reopens will I need to reapply? The waiting list is open every 3 years and is scheduled to open again in 2008. Once an application is submitted it goes to a consulting firm where applicants are ranked. They are called based on ranking number, family size, and property size available. If the list reopens you must reapply. That will happen in 2008. If the current pool is exhausted before 2008 it will reopen sooner.
5. How much responsibility does George Burgess take for the lack of checks and balances in the Housing Dept and how can he present a responsible County budget if he can't handle Housing? George expressed that he takes responsibility and is addressing the problems for taking action to correct them. He and the Team continue to peel the onion, discover issues and have brought them to light and not hiding them. He won't stop doing this. He will also be instituting on an annual basis an external audit at Housing.
6. What is your response to the 14 point plan from various community coalitions? Cynthia said that she cannot go into specifics right now with all of the ideas and she feels they will be appropriately addressed. She applauds them for trying to address the issues.
7. When will government stop funding little Community Based Organizations (CBOs) just enough to cause all of the CBO's to fail? Didn't catch answer as the question posed was somewhat confusing.
8. Sometimes it is easier to talk to the Director of the Housing Agency as opposed to the staff who treats them poorly. Patrick Brown addressed that the culture is changing and they are diligently working on it.
9. What can County Employees do to assist MDHA and to help the Housing Agency get back on track? They will bring in other employees in as needed. The Team that is there really cares about the agency and wants to help make it happen.
10. GOB Question about how it will be applied. GB said we will fix things but continue building units of housing.
11. How can you give a contractor all the money without accountability? Can you freeze their assets? Cynthia said this is why we are working on fixing the problem. This should have never happened. Legal action is already taking place with five companies.
12. As the County is reevaluating the structure of the Housing Agency what consideration is being given to all Housing related agencies to consolidate them into one agency. GB is approaching this from how we serve the client and how to get to a one stop shop.

Congresswoman Carrie Meek – commended GB and CC. Wants fair and equal treatment for all. Understand who really needs the housing. Good comments and suggestions.

* The remaining names may not be accurate it was hard to pick up:

2nd delegate – Philip Brutus – encourages the Manager and staff to continue meeting with the community.

Phil Thomson – Hope Inc. –

Miss Elaine Black – Model City Trust – committed to make sure they educate and inform the public on housing programs.

Dr. Fisher – Joint Coalition of MDC consists of 6 original black schools in Dade County. In today's society we are held accountable. Asking panel what kind of accountability will be in place starting tonight. Answer: As people don't deliver or perform they will be removed.

Ms Marlene Bastien – Haitian Women of Miami – grave concern – she believes that we are in the situation today because for years we did not hear and take into consideration the cries of the very people that were in need in the community. These forums must be continued to get the people who are impacted by these crisis. She only just found out about this meeting today. More notice and communication about meetings is needed. Need to find a way to find housing now, people can't wait 60 or 90 days. Find an emergency solution and we will fix problem permanently later. She said she understands that the Manager wants change in the behavior now.

Dr. Misou – appreciate the panelists hearing the cries of the community. The Community remains in disbelief and the hurt runs deep. Will the community be provided a specific comprehensive plan with timelines for identifying the depth of issues in the housing agency? Will a monitoring plan be implemented with an aspect of enforcement to ensure that the changes are implemented as planned?

Carolyn Boise – a mess because of the poor leadership. She is asking George Burgess what he is going to tell the members of this community about what he personally plans to do and how soon he plans to do it. Community is owed a response due to their suffering. GB – there is a series of problems in the HA that must be fixed. He is committed as well as the team that he has put in place to seize the challenge and do the right thing.

Mr. George Yap – He was one of the companies that provided jobs for people in the community. People have to earn the money to get a house. A second chance for these people is needed and he sees hope for change.

Ms. Barbara Pierre – problem with illegally evicting people in her community at Liberty Square. Issue for people getting evicted if they are \$18 short on the rent? Not sure if I heard this correctly.

Ms. Susan Corella – Florida School Choice Resource Centers

Reverend Starling – thanks the leaders for coming out to face the music. He is glad that Cynthia Curry was brought back.

Ms Dottie Hines – Wants to understand why people have been evicted.

Concerned Mother - How can the federal government give money to provide housing where there is toxic waste? How can small community faith based organizations not get

the help from the County? Why not let mothers that have been through this process be included in the process of rebuilding a good agency.

Dr. Enid Pinkney – will work together to clean this mess up

Brian Dennis – How can we not have a system in place where we apply for a grant like what he knows can help?

Carolyn Williams – teachers against discrimination. She is homeless and she applied for housing and was denied. She is not impressed with this meeting tonight. She in this community has had to work hard all her life for everything needed. She will do whatever it takes to ensure those that belong in jail will be required to go to jail.

Folks from Hope VI should be fired immediately. They really need the County to help the community. Bring economic development to the community right away.

Al Hardeman – said the community needs to do their part too.

Haniff – American Black Contractors Consortium – what happened to all the monies from 1966 to now. He wants accountability. He said that they came to George Burgess to talk about the money that has been taken from this community. He said GB has not ever responded. He wants to see a plan to reinstitute that the tourist community stole from the black community. Urban development is critical. Put money back into the community to allow people to earn a living so they can afford the housing. Either GB turn in his resignation or fix the problem.

Yvonne Stratford – Include overall tenant advisory council, work with them under federal laws, inclusion critical to get the word from tenants directly.

Ivonne Stratford – LIFFT – they were saying for the past six years that something is wrong with the system. They were put off and told they know no better.

Eddie Dean – builder of affordable housing. Issue is that the community needs houses and needs housing right now.

George Burgess final comments – more community forums will be held. Need unity to resolve problems together.

**Minutes from
The South Florida Community Development Coalition
in conjunction with
Miami-Dade Housing Agency
Community Meeting at the South Dade Government Center
08/17/06**

George Burgess provided overview of situation and actions taken to resolve problems. He explained that he and the Team are here because the Community needs an opportunity to hear what is happening regarding the Housing Agency. He spoke about what changes have been made thus far with the Management at Housing and what actions he has taken to apply leadership and expertise to resolve problems and to get Housing back on track. He emphasized that the trust of the community is a privilege the County honors. The County is taking aggressive actions to get the money owed and to address those individuals that had taken advantage of the public trust. He said he takes this situation very seriously. Seven people have been terminated at the management level of the organization thus far. He also enlisted the help of the community by reinforcing that we solve problems together constructively.

Cynthia Curry – briefly provided an overview of her professional background and reasons for returning to the County. She also expressed her dismay with what has transpired with the Housing Agency. She referenced the assessment conducted in May of 2006 and a report on Infill Housing that was provided to the Commission. It took quite awhile to put the report together because information was not readily available. At this time they discovered enough irregularities that they turned over findings to legal investigation units and public corruption. She said the Manager has directed the County Attorney's Office to aggressively pursue getting money back from developers that is owed to the County.

Cynthia gave an overview of the Leaders on the Management Team working to address the problems. She also communicated that the Tampa Housing Authority has been here this week assisting us. She addressed some of the changes in the programs that have happened thus far like the move of Surtax to the Finance Department to have financial expertise involved in solving the problems.

She also cautioned that there will not be an immediate fix to the problems plaguing the Agency. She emphasized that the culture of the organization will require significant change which will be a process and take some time. She explained that the County will continue to have meetings with the community to get input for making services better. Additionally she has assembled expertise from all over the County to assist in fixing problems and to help get the Housing Agency back on track. She expressed that there are many good employees in the Housing Agency who feel frustrated that they are looked upon in a negative way because of those that compromised the trust of the community. She knows that they want to also do their part to get the department back on track.

Commissioner Sorenson- thanked the Public for coming out tonight. She thanked the manager for holding this forum because it is so important to listen to the community. She also expressed her frustration and how appalled she was when all this was discovered. From a Commission perspective it is their responsibility to address policy

issues and what will be done to ensure that something like this never happens again. Competent developers, competitive processes, will be required. She will be monitoring this situation very closely and also takes responsibility.

Moderator Mr. Oliver Gross introduced panelists who briefly described their role within the Management Assistance Team.

Mr. Gross expressed on May 9th the Commission created MDC Community Affordable Housing Strategies Alliance Task Force. (CAHSA) They are conducting research and making recommendations for policy and programs. This is an avenue for government and private sector to work together on addressing the rising prices of housing and affordability for the citizens. He commended the Manager and Cynthia Curry for taking the steps necessary to address the problems. He also said you cannot legislate immorality. When you find it you deal with it. He cautioned not to throw out the baby with the bathwater since there are already some fine attributes of the County programs for Housing.

Questions and Answers Segment:

13. How much money is in the GOB for housing and when will we be able to use it? - There is \$194,000,000 available for housing. Several projects earmarked. Also the MAT is charged with creating a plan due in the early fall on recommendations for how the projects should be funded.
14. Public Housing notification issues for waiting list question – Dr. Bryant expressed how the waiting list works to include when people apply, how people are ranked, etc... Turnover rate is about 70 units per month. Services are provided by ranking, family composition, and availability of the size of unit received.
15. In as much as the Finance Depart and GSA have taken over parts of Housing programs, what type of community input is happening to address issues at Housing? Cynthia referenced the CAHSA and the meetings that have occurred thus far and encouraged the folks to attend and communicate their ideas and how the program can be changed for the better. She also spoke about an upcoming summit in November where ideas will be considered.
16. Why did you let the Herald bring this up first? George Burgess responded that he doesn't control the Herald Schedule and that the work the County was doing was already underway before the Herald presented their findings.
17. Can you fix the problem? - Cynthia Curry said the department can be fixed but it won't happen over night. It will be a process. Culture shifts are warranted in how we approach our jobs. We have to attack these issues aggressively. It will be changed. The County has had issues before, (ie. Elections) and they were fixed. George Burgess commented here. Good management also requires effective reaction to issues when they happen. He expressed that in our world there are some people that just do the wrong things and will cause us to face problems that must be corrected. George Burgess talked about the perception of the public regarding the Presidential Election and the effort put forth to ensure success in many ways. Also referenced the challenges of the Performing Arts Center. He talked about the many services delivered every day to the community.
18. Is the Housing Agency the only Department that you are going get back on track? What about others such as Building, Water and Sewer, Zoning, etc... - George Burgess said every director knows what is expected of him or her.

George said that he met with all the department directors this week and said that he expects each of them to make sure that there isn't anything hidden in the closets of their dept. That they better be on their game, they are accountable. Over the last year there has been a review of the Building Dept process. Changes are being made. He talked about incentives for good work and disincentives for poor plans. An individual has been put in place between the Building Dept and the Builders to resolve differences largely driven by miscommunication. We will not stop trying to improve the process.

19. City of Homestead is establishing a land trust for affordable housing. Would the County consider giving some of the County owned lots to the Land Trust? Commissioner Sorenson wants to see what is happening in other communities and review the pros and cons of that before creating a land trust. She wants to make sure that there is a benefit to the community before moving on something like this.
20. How and what can be done to provide status reports in the future on the stages of development on housing projects so that the public knows what is happening.? Affordable Housing Information Center.

Public Speakers (*names may not be correct or even close. It was hard to hear)

Larry Jones – COP of S. Miami Heights Community Development Org. He thanked the County Manager on actions being taken to get Housing back on Track. He said they are building affordable homes in their community without any funding assistance from County, State or Feds. This has put the Development Corp in a hardship. OTAC reference. They are building houses right across from OTAC and they are making much more progress than they are. He feels that they have been under attack and overlooked for housing development. They have been making things happen. – Cynthia responded that it was nice to meet him earlier in the week and that a meeting is being set up to learn more about the details of the situations. She committed to do the best we can to work through the issues.

Donavan Freed - Lack of availability of affordable housing in South Dade. There are too many working people that can't afford the housing. They are being forced to double and triple up families in an apartment and then they are in trouble with ordinance issues.

Mr Froh – He was hoping that when he came here tonight that there would be someone representing law enforcement. The citizens do want to know what is happening with the people that have been dismissed and also who is involved and what action is being taken against them. – George Burgess said that the corrupt tentacles likely have permeated within the Housing operation for a very long time. He believes that when all of the investigations are done that it will be revealed who were committing illegal acts. He assured the audience that the State Attorney's Office is taking this very seriously and he said there will be arrests once the cases are built carefully and correctly to ensure the evidence is solid to prosecute. He is certain there are some that will be arrested sooner and he knows more coming after.

Beth Kovsky – Housing Inc Technology – would like to see stronger allocation of funding for handicapped, elderly, service workers, etc...

Joanne Carver Corwin – Chairs Miami-Dade County CRD – she sees the widespread outrage that people have about what has happened, but is encouraged that everyone is listening and working together to solve problems. Many people that have ideas can contribute. She hopes that there will be more forums such as these to ensure the community is engaged.

Ian Hannah – Talked about good experiences he has had with working with HFA. QNIP, and everything else good on the horizon that they are benefiting from. He expressed that the Surtax process must be improved as it results to time to get Certificate of Occupancy. Put effort into Transit. Developers are ready to go let's move forward. Herald needs to address the people that are moving into houses and the positive things that are happening. The public process takes 24 months. Good comments made. Wants a County CRA – Community Reinvestment Act.

Stephanie McIntosh – She is a resident and she had once served on the Board of CAA and now she is back on the Board. She spoke about the living condition in Arthur Mayes? Roof leaking, mold in the walls, children's health is being affected. 11341 SW 263 Street Property Management is disrespectful of residents, all kinds of problems, she has tried many times and is regularly humiliated. She is asking someone to please come out and evaluate what has happened here. She cannot work with her Property Manager. She broke her ankle on March 7th, she spoke to Miriam Goodman on March 23rd and she was told she didn't have a file on her. Cynthia Frazier is her Property Manager? April 13 a letter sent to Patrick Brown, April 24th she called 311, letters were sent to Al Brewster and Patrick Brown and nothing happened. Residents are being abused in Public Housing. She has seen residents forced to move. She has two evictions for residents in her bag because they were late to getting to meetings. She asked Commissioner Moss to take a tour through Arthur Mays. She has a problem when employees are holding birthday parties, etc... and the residents are being treated poorly. When she posted articles of the Herald in her complex they articles were taken down. There have been no resident meetings. Patrick Brown has not been responding to letters. Nothing has been done in Arthur Mays since 2002. You can tell that there is poor management. She is asking please someone come out to Arthur Mays. The elderly residents are suffering. Drug transactions coming in and out. – George Burgess will go there. He looked at the pictures and they are disgusting. Cynthia Curry said that they will address these issues. Custodial and Maintenance Contract being put into place and these issues will be addressed.

Steve Minster – Appreciates the commitments being made. He did come here tonight to talk about the very thing the former speaker spoke about. They are being treated like second class citizens. They are often forced to move out. Raw Sewage has been backing up in homes, air conditioning breaking down. One woman got a water bill for \$13,000+ and another 7,000. Some arrears on water bills? YMT Plumbing was called regarding a leak at address, lines were checked and no leak was found. Mold is forcing people out with children and elderly. They are forced to check into hotels. Residents complained to MDHA and they did nothing. Housing gets on the phone and talks to site manager and they express that these residents are just trouble makers. They are not being given respect and fair treatment.

Diane Strozier – VP of OTAC no comments

Jerry (could not get last name) - Expressed frustration about employees in Housing Agency focusing on the people with big money and the poor people on the bottom are ignored. As a non-profit agency they have been working in the trenches trying to construct affordable housing. They have several homes coming ready and they are waiting for CO's and then they need to have Surtax close the loans with the developers. Keep eye on the County Attorney's Office on these affordable housing closing. They get put on back burner regularly.

Final Comments from George Burgess – A lot has been said and he knows there is more to hear. He asked the audience to stay engaged and see that the commitments being made are done.